

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
MAY 12, 2005

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, MAY 12, 2005**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.

1. Approval of April 14, 2005 meeting minutes.

❖ **SUBDIVISION ITEMS**

Items 2-1 to Items 2-6 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of May 5, 2005. Mitch Mitchell, Harold Warner Jr., Darrell Downing, Denise Sherman, James Barfield, present. Bill Johnson, Gary Gibbs, absent. Copies of their recommendations have been furnished to the Planning Commission.
Agenda Item 2-1 (SUB2005-24) Approved, vote (5-0); Agenda Item 2-2 (SUB2005-12) Approved, vote (5-0); Agenda Item 2-3 (SUB2005-45) Approved, vote (5-0); Agenda Item 2-4 (SUB2005-44) Approved, vote (5-0); Agenda Item 2-5 (SUB2005-43) Approved, vote (5-0); Agenda Item 2-6 (DED2005-14) Approved, vote (5-0); Agenda Item 3-1 (VAC2005-15) Approved, vote (5-0); Agenda Item 3-2 (VAC2005-16) Approved, vote (5-0); Agenda Item 3-3 (VAC2005-17) Approved, vote (5-0); Agenda Item 3-4 (VAC2005-18) Approved, vote (5-0);
- 2-1. **SUB2005-24 – Revised One-Step Final Plat – TIMBER LAKES ESTATES 4th ADDITION, located north of Harry and west of 159th Street East.**
Engineer: K. E. Miller Engineering, P.A.
Acreage: 7.9
Total Lots: 12
- 2-2. **SUB2005-12 – Final Portion of Overall Preliminary Plat – FALCON FALLS 2nd ADDITION, located on the northwest corner of Hillside and 45th Street North.**
Engineer: Baughman Company, P.A.
Acreage: 77.35
Total Lots: 168
- 2-3. **SUB2005-45 – One-Step Final Plat – FALCON FALLS COMMERCIAL ADDITION, located on the northwest corner of Hillside and 45th Street North.**
Engineer: Baughman Company, P.A.
Acreage: 20.46
Total Lots: 2
- 2-4. **SUB2005-44 – One-Step Final Plat – HOME BANK AND TRUST COMPANY ADDITION, located on the northwest corner of 13th Street North and Greenwich Road.**
Engineer: PEC, P.A.
Acreage: 2.7
Total Lots: 2
- 2-5. **SUB2005-43 – One-Step Final Plat – PRAIRIE POINTE 2nd ADDITION, located north of**

37th Street North and west of Maize Road.

Engineer: PEC, P.A.

Acreage: 3.92

Total Lots: 12

2-6. DED2005-14 – Dedication of Street Right-of-Way, for property located south of 47th Street North and on the east side of Woodlawn.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

❖ PUBLIC HEARINGS – VACATION ITEMS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 3-1 to Items 3-4 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

3-1. VAC2005-15 – Request to Vacate a Platted Front Setback, generally located east of 167th Street West and north of 55th Street south, more specifically northwest of the Burlington Lane – 55th Street South intersection.

3-2. VAC2005-16 – Request to Vacate a Utility Easement Dedicated by Separate Instrument, generally located south of Harry Street and west of Southwest Boulevard, on the southwest corner Knight Avenue and Esthner Avenue.

3-3. VAC2005-17 – Request to Vacate Platted Access Control, generally located on the northeast corner of Central Avenue and Tyler Road.

3-4. VAC2005-18 – Request to Vacate a Platted Utility Easement, generally located south of 21st Street North, midway between 127th and 143rd Street East, on Clear Creek Street.

❖ PUBLIC HEARINGS – ZONING ITEMS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

- 4.** Case No.: CON2005-14
Request: Sedgwick County Conditional Use for an accessory apartment on property zoned “RR” Rural Residential
General Location: Approximately 1/4 mile west of 135th Street West on the north side of 45th Street North
Member City: Colwich Planning Commission considered April 26, 2005
Presenting Planner: Bill Longnecker
- 5.** Case No.: ZON2005-16
Request: Sedgwick County Zone change from “RR” Rural Residential to “LI” Limited Industrial
General Location: On the north side of 53rd Street North, west of Ridge Road
Member City: Maize Planning Commission considered May 5, 2005
Presenting Planner: Jess McNeely

6. Case No.: ZON2005-15
Request: Zone change from “SF-5” Single-family Residential to
“LI” Limited Industrial with a protective overlay to restrict uses and
provide additional screening and buffering
General Location: South of 37th Street North and west of Broadway
District Advisory Board: Six considered May 2, 2005
Presenting Planner: Scott Knebel
7. Case No.: ZON2005-14
Request: Zone change from “LC” Limited Commercial to
“SF-5” Single-family Residential
General Location: On the northwest corner of Webb Road and 13th Street North
Presenting Planner: Jess McNeely
8. Case No.: DR2005-14
Request: The City of Colwich seeks annexation of Road Rights-of-Way,
Railroad Right-of-Way and land adjacent to The City of Colwich
Presenting Planner: David Barber
9. Other matters/adjournment.

John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission